

BLOOMFIELD TOWNSHIP



BUILDING DIVISION 2016 ANNUAL REPORT

*Patricia Voelker, Director
Planning, Building, & Ordinance*



TABLE OF CONTENTS

Mission Statement	Page 3
Personnel	Page 4
2016 Inspection Totals	Page 5
Building Division Effective Codes	Page 6
Permit Services	Page 7
Permit Fees	Page 8
Issued Permits Comparison	Page 9-13
Commercial Plan Review Comparisons	Page 14
Sylvan Lake Comparisons	Page 15-16
Accomplishments of 2016	Page 17-20
Township Open House	Page 17
Minor Home Repair Program	Page 18
Building Industry Association Meeting	Page 19
Online Inspections	Page 20
Goals for 2017	Page 21

Annual Report is derived from data collected January 2, 2016 until December 31, 2016.

MISSION STATEMENT

Our Mission Statement:

As Representatives of the Bloomfield Township Planning, Building and Ordinance Department, we pledge to provide our services in a fair and consistent approach with the highest level of professionalism. We are dedicated to upholding the Township adopted plans, codes, ordinances and standards that maintain the quality of life and safety for current and future generations.





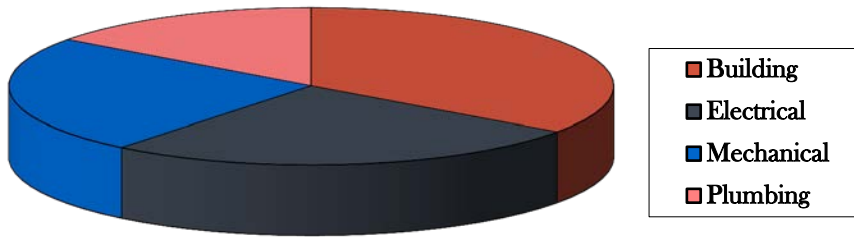
BUILDING DIVISION PERSONNEL

Name and Title	Years of Service
Patricia Voelker, Director	14
George Kilpatrick, Building Official	10
Kathy Davis, Administrative Assistant	20
Kristi Thompson, Planning & Building Clerk	13
Danielle Brent, Building Clerk	3
Christian Fox, Project Coordinator, Building Inspector, & Plan Reviewer	5
William Myers, Building & Mechanical Inspector	3
Rick Firlik, Electrical Inspector	7
Todd Haneckow, Plumbing Inspector	27
Thomas Benson, Mechanical Inspector	11
Bob Thibeault Building Inspector	5

INSPECTION TOTALS

- Building inspections are performed by state certified employees to assure compliance with code requirements and with the approved plans submitted for building permits. The inspectors provide public safety by enforcing municipal and state codes relating to construction, alteration, and installation of electrical, mechanical and plumbing equipment and systems.

Inspection Type	Total Amount	Weekly Average
Building	4553	88
Electrical	3364	65
Mechanical	3170	61
Plumbing	1946	37



Get involved! Stay informed! Click on the links to get started.

Effective Codes & Staff Qualifications

Township Zoning Ordinance

Applications, Fees & Complete Packets



EFFECTIVE CODES

- Building 2012 Michigan Building Code
 2012 Michigan Uniform Energy Code
- Electrical 2012 Michigan Electrical Code
 2011 National Electrical Code
 *Including 2011 MI Part 8 Rules
- Mechanical 2012 Michigan Mechanical Code
- Plumbing 2012 Michigan Plumbing Code

• Residential Codes effective February 8, 2016:

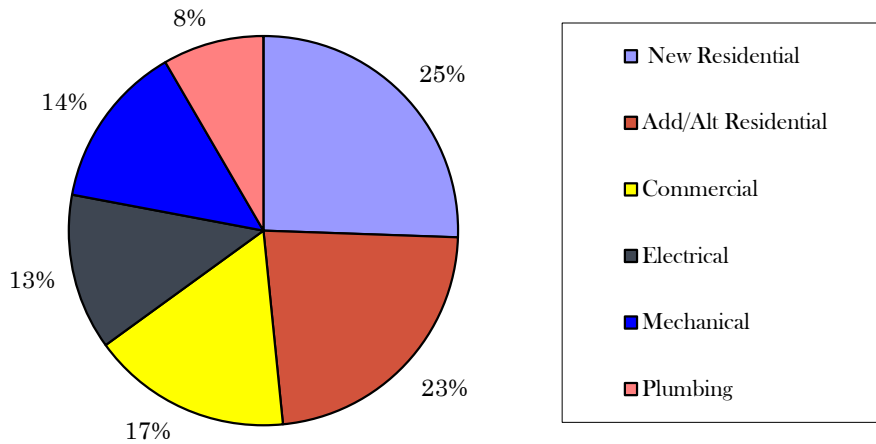
- Building 2015 Michigan Residential Code
 2015 Michigan Uniform Energy Code
 2015 Michigan Building Code
 2015 Michigan Rehabilitation Code
- Electrical 2015 Michigan Electrical Code
 2011 National Electrical Code
 *Including 2011 MI Part 8 Rules
- Mechanical 2015 Michigan Mechanical Code
- Plumbing 2015 Michigan Plumbing Code

PERMIT SERVICES

- Permit services involves all permit activities from when an application is submitted until a permit is issued. The functions include screening applications/plans, and routing plans to building, mechanical, plumbing, electrical, fire and engineering staff for review. Permit services also assess and collect fees for all permits and change of occupancy applications.
- Received 1,344 building applications
- Accepted 764 building revisions
- Received 77 tree applications
- Received 30 fire suppression applications
- Received 36 fire alarm applications
- Received 45 change of occupancy applications

Certificate of Occupancy Type	Total Amount	Monthly Average
Temporary Certificate of Occupancy	38	3
Change of Occupancy (Full Certificate)	45	4
Full Certificate of Occupancy	186	16

PERMIT FEES



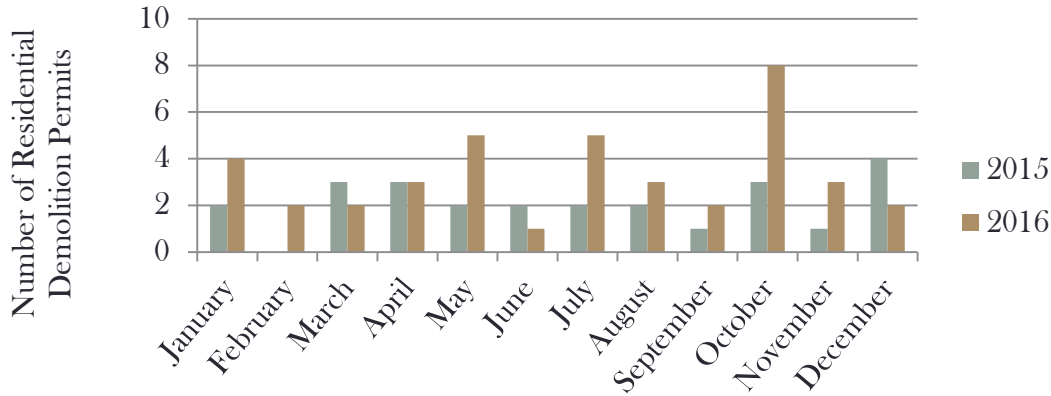
* All other categories are 1% or below

Permit Types	Total Fees Collected
Residential New Construction	\$429,297
Residential Addition/Alteration	\$383,874
Demolition (includes all types)	\$11,430
Deck	\$16,557
Swimming Pool / Hot Tub	\$6,044
Pool Fencing & Signs	\$10,535
Accessory & Ordinance	\$24,975
Commercial (not including demolition)	\$279,181
Tree (includes all types)	\$12,500
Electrical	\$217,460
Mechanical	\$229,265
Plumbing	\$141,070
TOTAL	\$1,762,188

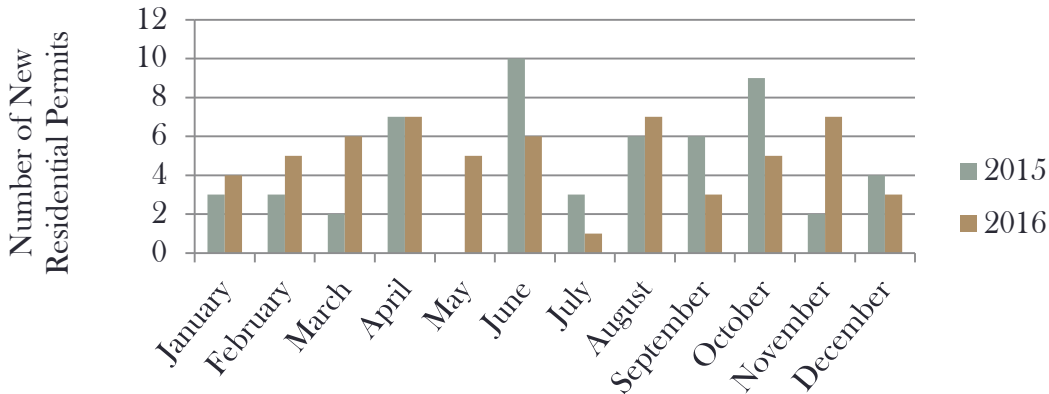
BUILDING PERMITS

COMPARISON CHARTS

- In 2016, the Building Division issued 40 complete residential **demolition** building permits, with a monthly average of 3.



- In 2016, the Building Division issued 59 **new** residential building permits, with a monthly average of 5.

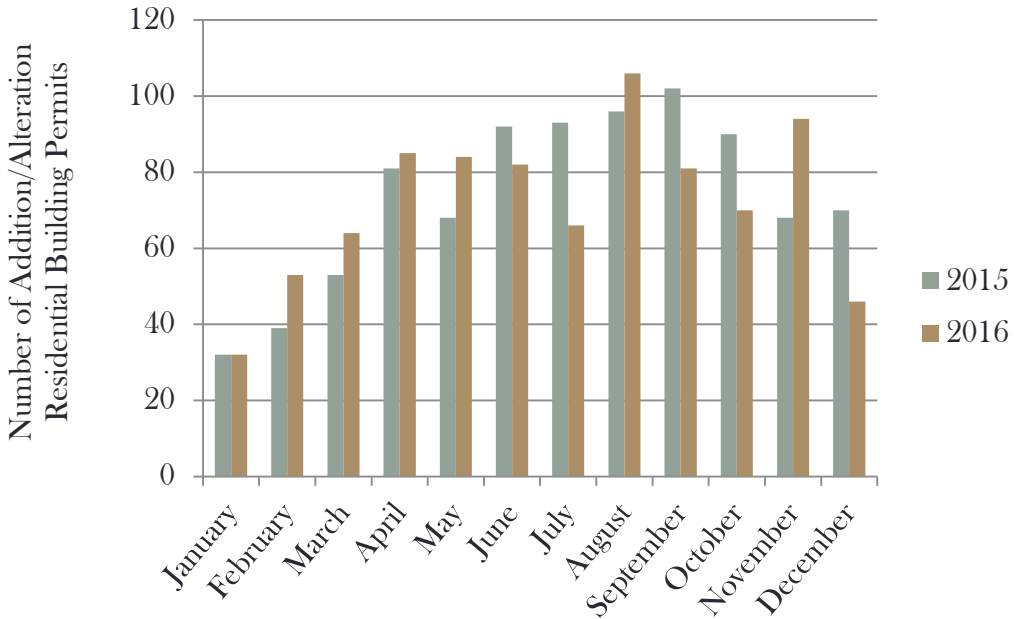




BUILDING PERMITS

COMPARISON CHARTS

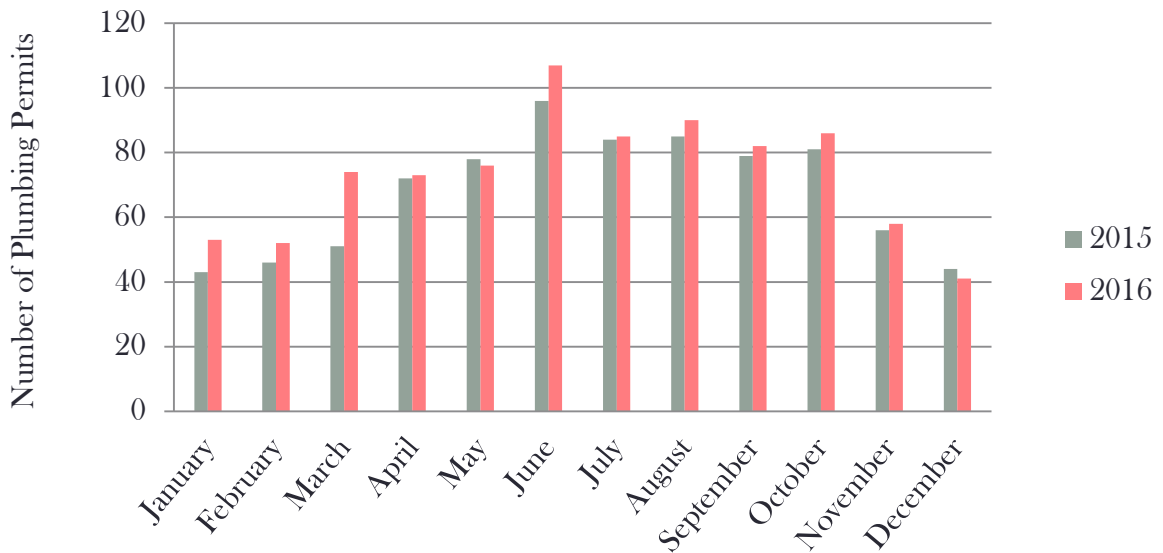
- In 2016, the Building Division issued 863 addition/alteration Residential building permits, with a monthly average of 72.



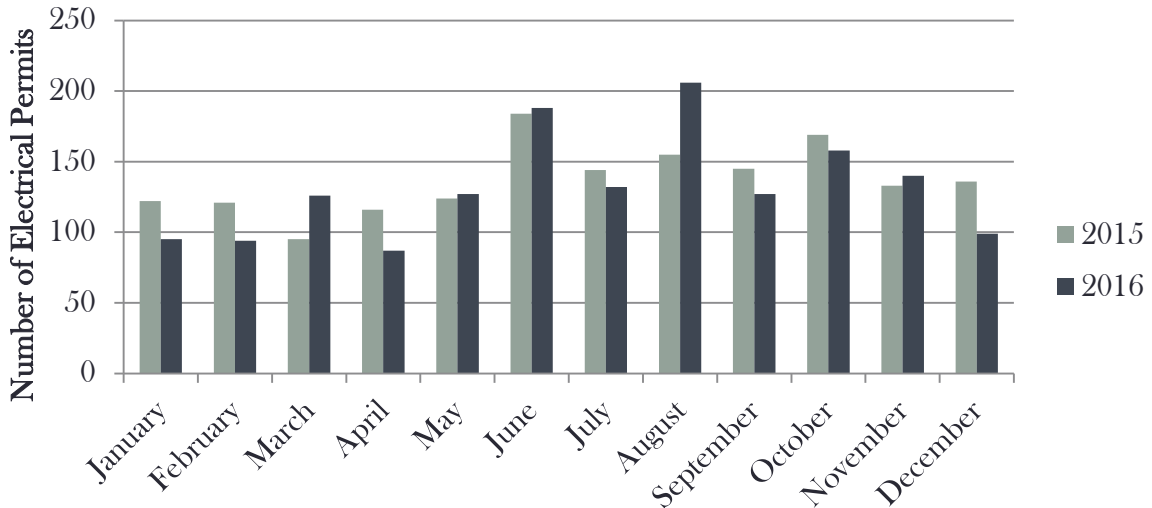
SUBCONTRACTOR PERMITS

COMPARISON CHARTS

- Subcontractors are individuals, or in many cases a business, that sign a contract to perform part or all of the obligations of another’s contract. A subcontractor is generally hired by the general or building contractor. These contractors include Plumbing, Mechanical and Electrical trades.
- In 2016, the Building Division issued 877 plumbing permits, with a monthly average of 73.



- In 2016, the Building Division issued 1,579, electrical permits, with a monthly average of 132.

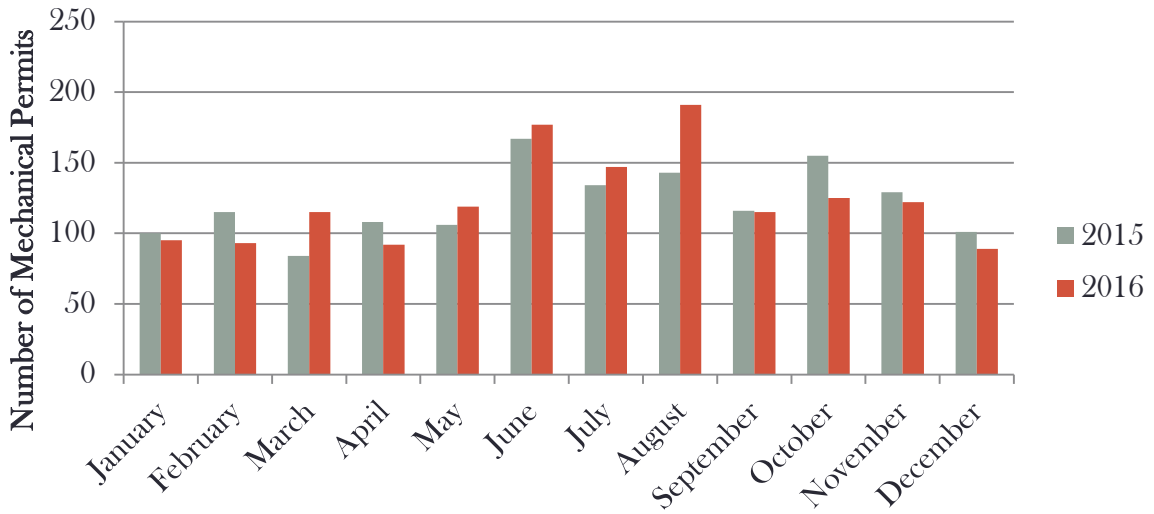




SUBCONTRACTOR PERMITS

COMPARISON CHARTS

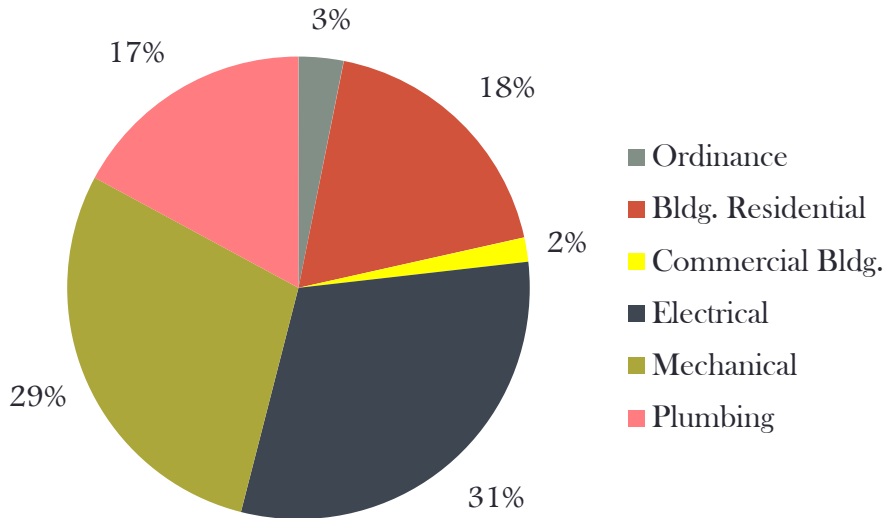
- In 2016, the Building Division issued 1,480, mechanical permits, with a monthly average of 123.



Picture: Sunroom fireplace

PERMIT TOTALS

COMPARISON



All other categories are 1% or below

Permit Types	2014	2015	2016
Tree (includes all types)	73	77	76
Ordinance	132	179	161
Residential Building*	907	939	941
Commercial*	110	107	87
Demolition (includes all types)	60	52	53
Electrical	1,661	1,644	1,579
Mechanical	1,376	1,458	1,480
Plumbing	777	815	877
TOTAL	5,096	5,271	5,254

* not including demolition

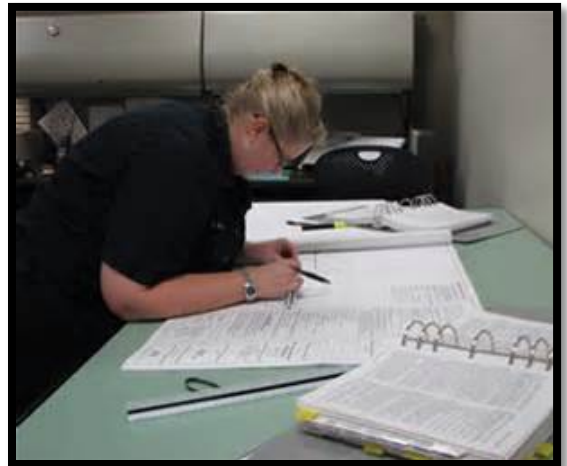


PLAN REVIEWERS

COMPARISON CHARTS

- The Building Plan Reviewers provide technically proficient plan review of proposed construction plans and documents to verify conformance with structural and non-structural code requirements. These projects can include new buildings, alterations, additions, and repairs to existing buildings. The building plan reviewers conduct reviews in a timely, consistent, transparent, professional and courteous manner for each application. When necessary, pre-construction meetings are conducted for code interpretations and to resolve major code issues on larger projects prior to issuance of the permit.

Commercial Plan Review	2015	2016
Building	419	275
Engineering Consultant	79	55
Electrical	193	170
Mechanical	123	92
Plumbing	101	66
Fire	351	251
Planning	329	261
TOTAL	1,595	1,170

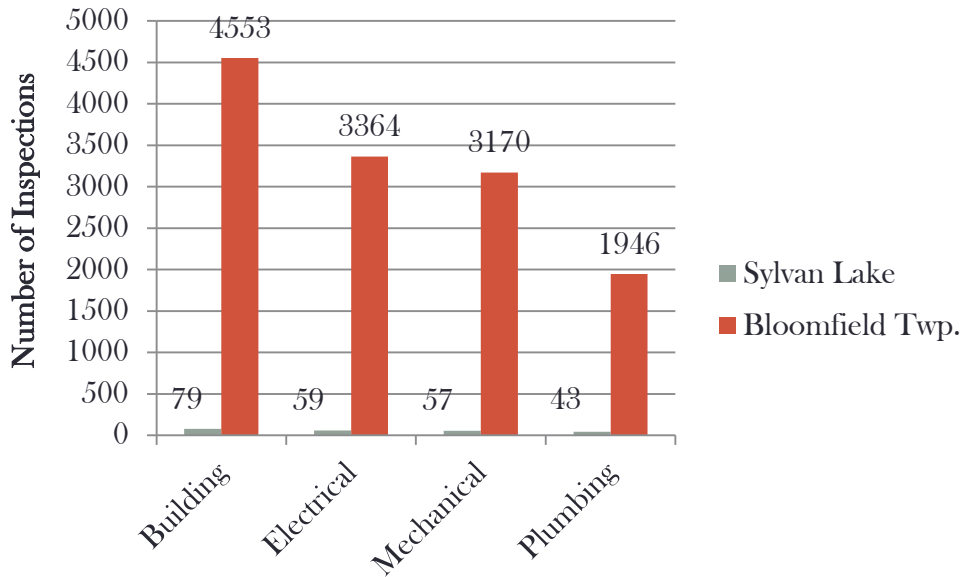


SYLVAN LAKE INSPECTIONS

COMPARISON CHARTS

Beginning in the Fall of 2011, Bloomfield Township entered into an agreement with the City of Sylvan Lake to perform inspections, plan review and permitting services for the adjoining community. The City of Sylvan Lake consists primarily of residential homes with a limited amount of commercial properties.

Inspection Type	Sylvan Lake	Bloomfield Twp.
Building	79	4,553
Electrical	59	3,364
Mechanical	57	3,170
Plumbing	43	1,946
<i>Total for 2016</i>	238	13,033





SYLVAN LAKE PERMITS

COMPARISON CHARTS

Permits Issued	2015	2016
Building	34	34
Electrical	35	28
Mechanical	33	24
Plumbing	24	28
Total	126	115

FEES COLLECTED AND STAFF HOURS

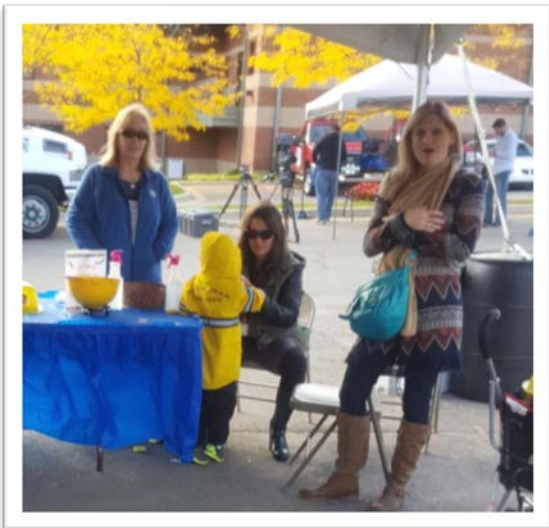
The average number of staff hours per permit for Building is 2.5 hrs. and for subcontractors (Electrical, Mechanical and Plumbing) is 1 hr.

Permits Issued	Fees Collected	Est. Total Staff Hours
Building	\$15,344	85
Electrical	\$3,330	28
Mechanical	\$3,390	24
Plumbing	\$2,630	28
Total	\$24,694	165

ACCOMPLISHMENTS

OPEN HOUSE

- For the seventh year, the Building Division along with the Planning and Ordinance Divisions participated in the 2016 Annual Fall Township Open House.



ACCOMPLISHMENTS

MINOR HOME REPAIR PROGRAM

- Bloomfield Township Senior Services facilitates the Minor Home Repair program with funding from Community Development Block Grant (CDBG) funds. The Building Division supports the Bloomfield Township Senior Services in their administration of this program.
- In 2016, eight Bloomfield Township homeowners were approved for assistance in their home repairs. Some of the repairs included:
 - Install bay window opener device, front porch stairs, insulation, master bath safety handles and railing,
 - Replacement of furnace, soffits, siding, screens, window, mailbox, garbage disposal, storm door & roof shingles,
 - Tree maintenance, cut dead trees and dead limbs,
 - Adjust water temp, repair front walkway and driveway, clean gutters, attach dryer vent, and clean living room fireplace chimney.



ACCOMPLISHMENTS

BUILDING INDUSTRY ASSOCIATION MEETING

The Building Industry Association (BIA) of Southeastern Michigan has sponsored builder and community task force meetings at the Township for approximately 19 years. In 2016, the Building Division hosted task force meetings on April 21st and October 13th. The meetings provide an opportunity for builders to meet with the inspectors and staff in a friendly and informative forum. The discussion included pertinent topics such as the following:

- Building activity in the Township continues to be strong with permit issuance on the rise.
- Significant commercial projects underway; Hogan's site, 100 W. Square Lake Road, and remodeled At Home store.
- Former Bloomfield Park is now called Village at Bloomfield. Redico Development Company is pursuing a mixed use development to possibly include a theater, hotel, multi-family residential units, office and retail.
- Spring time reminder for builders to focus on keeping sites and roads clean and to provide a safe access.
- Distributed changes in the 2015 Michigan Residential Code, which went into effect February 8.
- AccessMyGov is available for online inspection scheduling/tracking and permit histories.
- Ordinance Division reported on resident's complaints, such as orange construction fence around construction sites being installed too early prior to construction, etc.

FROM FORUM:

- Received reports from the bank representative of the lending market and interest rates.
- Received reports from Consumers Energy
- Received reports from DTE; all new, upgraded or relocated lines must be installed underground.
- New from OSHA in effect on June 23, 2017: "Silica Rule" Protection for workers on site.



ACCOMPLISHMENTS

ONLINE INSPECTIONS

- The website allows homeowners and contractors to search for permit records, review completed inspections, and permit holders can schedule and cancel inspections. The Building Division can create a new account for permit holders at the time of permit application or license registration. Alternatively, permits holders can create an account and link to Bloomfield Township records at www.accessmygov.com with a unique PIN number the Township can provide.



Enter the PIN provided to you by the municipality:

PIN:

Schedule an Inspection
Submit an inspection request for a permit online.

Select a Permit | **Select Inspection Type and Date** | **Contact Information**

Step 1: Select a Permit

Enter a Permit Number, including any dashes or spaces.

☆ Permit Number: ex. PB14-0013

Permit Number	Permit Type	Property Address
PD15-0004	Demolition	822 SCHUSTER AVE
PE14-0139	Electrical	
PBC15-0009	Building Commercial	3717 LOVERS LN
PBC15-0007	Building Commercial	27861 CARLTON WAY DR

Schedule an Inspection
Submit an inspection request for a permit online.

Select a Permit | **Select Inspection Type and Date** | **Contact Information** | **Add Attachments**

Permit PBR13-0014
1234 Main Street
Final: 9/25/2013

Step 3: Contact Information

Enter your contact information to be included with the request.

☆ Name:
 ☆ Phone:
 Notes:

Select Parties to Notify

Select one or more email addresses to include in notifications regarding inspection request updates.

Name	Email Address	
BSA Contractor	bsacontractor@bsa.com	<input checked="" type="checkbox"/>
John Smith	jsmith@abc.com	<input type="checkbox"/>
Chris Jones	cjones@abc.com	<input checked="" type="checkbox"/>

Success!

Inspection request was submitted successfully. You will be contacted at the following email address(es) when the status of your inspection request is modified:
Your email address will appear here

Inspection Request Details

Below is a summary of the inspection request you submitted

Record #: PM15-0236
 Record Type: Mechanical
 Address: 846 EDMONTON RUN
 Inspection Type: Final
 Requested Date/Time: 3/24/2015

2017 GOALS

ENABLE HIGHEST STANDARDS OF CUSTOMER SERVICE:

- Continue to provide good customer service by assisting walk-in customers and answering phone inquiries that request technical and code information.
- Establish effective communications at the counter, on the phones, and with our website to assist residents and business professionals.

RESOURCE MANAGEMENT:

- Actively promote the public's use of the AccessMyGov.com website which allows access to permit and inspection history for Bloomfield Township properties.
- By continuing to refine and streamline internal procedures, we strive to consistently improve on methods to expedite our permit process while utilizing the Building staff more efficiently.

WEBSITE UPDATES:

- Provide information for the Township's website to highlight ordinances, safety measures, or current projects.

2017 ANNUAL FALL TOWNSHIP OPEN HOUSE:

- Through community outreach, we can make the residents more aware of the important role the Building Division plays in the scheme of public safety as it relates to both commercial and residential structures.

Get involved! Stay informed! Click on the links to get started.

Effective Codes
& Staff
Qualifications

Online
Inspections
AccessMyGov.com